

128.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

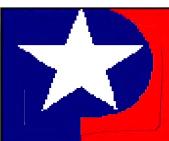
956,800 / 956,800

USE VALUE:

956,800 / 956,800

ASSESSED:

956,800 / 956,800



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38		WALNUT ST, ARLINGTON

Legal Description							User Acct
							83402
							GIS Ref
							GIS Ref
							Insp Date
							03/09/18

## OWNERSHIP

Unit #:

Owner 1: ARENA NANCY ANN/LIFE ESTATE

Owner 2:

Owner 3:

Street 1: 38 WALNUT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: ARENA NANCY ANN -

Owner 2: -

Street 1: 38 WALNUT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1915, having primarily Vinyl Exterior and 2537 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	80.	1.16	9									453,599						453,600	

PREVIOUS ASSESSMENT										Parcel ID	128.0-0004-0005.0			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	104	FV	496,400	6800	4,900.	453,600	956,800		Year end	12/23/2021				
2021	104	FV	473,000	6800	4,900.	453,600	933,400		Year End Roll	12/10/2020				
2020	104	FV	472,900	6800	4,900.	453,600	933,300	933,300	Year End Roll	12/18/2019				
2019	104	FV	384,300	6800	4,900.	425,300	816,400	816,400	Year End Roll	1/3/2019				
2018	104	FV	384,300	6800	4,900.	351,500	742,600	742,600	Year End Roll	12/20/2017				
2017	104	FV	360,600	6800	4,900.	323,200	690,600	690,600	Year End Roll	1/3/2017				
2016	104	FV	360,600	6800	4,900.	294,800	662,200	662,200	Year End	1/4/2016				
2015	104	FV	301,500	6800	4,900.	289,200	597,500	597,500	Year End Roll	12/11/2014				

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
ARENA NANCY ANN	61083-393		1/30/2013	Convenience			1	No	No					
	12553-194		11/14/1973			38,500	No	No	No	George Arena dod 12/01/2012				

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/23/2009	1049	New Wind	3,344						3/9/2018	TTL REFUSAL	HS	Hanne S			
9/24/2003	818	Re-Roof	7,000						10/28/2008	Meas/Inspect	355	PATRIOT			
									11/29/1999	Meas/Inspect	243	PATRIOT			
									6/1/1990		PM	Peter M			

Sign:  VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

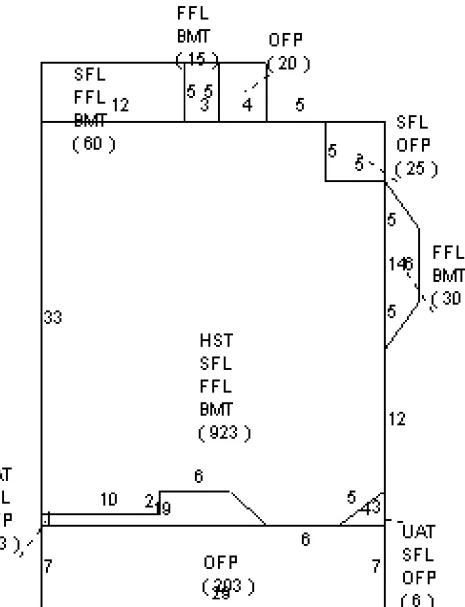
Type:	12 - Multi-Conver
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

--	--	--	--	--	--	--	--	--	--	--	--

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRs: 5	Baths: 2 HB

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 10%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL****FUNCTIONAL****ECONOMIC****SPECIAL****override****Avg Ht/FL:****Functional:****Economic:****Special:****Override:****Condition:****Functional:****Economic:****Special:****Override:****Age:****Functional:****Economic:****Special:****Override:****Condition:****Functional:****Economic:****Special:****Override:****Condition:****Functional:****Economic:****Special:****Override:****Condition:****Functional:****Economic:****Special:****Override:****Condition:****Functional:****Economic:****Special:****Override:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****Condition:****Functional:****Economic:****Special:****CALC SUMMARY****Basic \$ / SQ:****Size Adj:****Const Adj:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****Rate:****Parcel ID:****Typ:****Date:****Sale Price:****Rate:****Parcel ID:****Typ:****Date:****Sale Price:****Rate:****Parcel ID:****Typ:****Date:****Sale Price:****Rate:****Parcel ID:****Typ:****Date:****Rate:****Parcel ID:****Typ:****Date:****Sale Price:****Rate:****Parcel ID:****Typ:****Date:****Rate:****Parcel ID:****Typ:****Date:****PARCEL ID**

128.0-0004-0005.0

Total: 6,800

More: N

Total Yard Items: 6,800

Total Special Features:

Total:

6,800

Total:

6,800

